

ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

436 CORONA DEL MAR DR

MST2008-00420

R-DUP, 2 UNITS

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Project Description:

Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construct a new three-story, 3,094 square foot, two-unit residential duplex and a 548 square foot, two-car garage, on a 6,594 square foot parcel in the R-4/SD-3 Zones. Unit one is proposed to be 2,159 square feet and unit two at 934 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes a swimming pool, a pool equipment storage shed attached to the garage, and photovoltaic solar panels. A total of 220 cubic yards of grading is proposed to be balanced on site. The parcel is located in the non-appealable jurisdiction of the Coastal Zone. The project received Staff Hearing Officer approval, and Planning Commission approval on appeal, for a Coastal Development Permit and a zoning modification to allow the garage to be built within the interior setback (Staff Hearing Officer Resolution No. 021-09 and Planning Commission Resolution No. 015-09).

Activities:

6/15/2009

ABR-Preliminary Review Hearing

(Project requires compliance with Staff Hearing Officer Resolution No. 021-09 and Planning Commission Resolution No. 015-09.)

(6:50)

Present: Alex Pujo, Architect; and Jeff Doubet, Designer.

Public comment opened at 7:02 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with conditions:

- 1) The Board still finds that the modification does not have a negative aesthetic impact.*
- 2) Carry forward previous comment #4 from 06/01/09 motion: "Restudy the plant palette to incorporate more long-lived evergreen shrubs and a mixture of plant material."*

Action: Aurell/Sherry, 5/0/0. Motion carried. (Zink/Blakeley/Gilliland/Gross absent).

6/15/2009

ABR-Prelim Approval - Project

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with conditions:

Activities:

- 1) *The Board still finds that the modification does not have a negative aesthetic impact.*
 - 2) *Carry forward previous comment #4 from 06/01/09 motion: "Restudy the plant palette to incorporate more long-lived evergreen shrubs and a mixture of plant material."*
- Action: Aurell/Sherry, 5/0/0. Motion carried. (Zink/Blakeley/Gilliland/Gross absent).*

6/1/2009***ABR-Preliminary Review Hearing***

(Project requires compliance with Staff Hearing Officer Resolution No. 021-09 and Planning Commission Resolution No. 015-09.)

(6:07)

Present: Alex Pujo, Architect; and Larry Agostino, Owner.

Public comment opened at 6:20 p.m.

Tony Fischer, opposition: expressed concern that the building architecture and the requested setback modification are not compatible with the level lot or the neighborhood.
An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 6:23 p.m.

Motion: Continued two weeks to the Full Board with comments

ARCHITECTURE:

- 1) *Lower and middle plates are to be reduced from 9-feet 6-inches to 9-feet 3-inches, and from 8-feet 7-inches be-reduced to 8-feet 6-inches.*
 - 2) *Restudy the curved fireplace and chimney element at the interior courtyard for reduction of the massing.*
 - 3) *The Board carries forward previous comment #1 from the 11/17/08 motion: "The modification is acceptable and provides no negative aesthetic impacts. The Board appreciates the three foot separation to the property line as opposed to the original proposal on the property lines." for positive comments regarding the requested modification, and the Board continues to support their previous recommendations.*
 - 4) *Restudy the plant palette to incorporate more long-lived evergreen shrubs and a mixture of plant material.*
 - 5) *Return with complete and accurate plans and elevation drawings, specifically depicting the revised overall height, and exact floor-to-floor plate heights.*
- Action: Sherry/Rivera, 7/0/0. Motion carried. (Blakeley and Gross absent).*

5/18/2009***ABR-Resubmittal Received***

Preliminary approval requested. Applicant is out of town and requests to be scheduled on either 6/1/09 or 6/15/09.

Activities:

1/26/2009

ABR-FYI/Research

Applicant qualifies for a partial refund for one mod which will be credited to the zoning plan check fees at time of Building Permit.

11/17/2008

ABR-Concept Review (Continued)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer Review for Zoning modifications and a Coastal Development Permit.)

(8:47)

Present: Alex Pujo, Pujo & Associates; Charles McClure, Landscape Architect, and Jeff Doubet, Design by Doubet.

Public comment opened at 8:58 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:

- 1) The modification is acceptable and provides no negative aesthetic impacts. The Board appreciates the three foot separation to the property line as opposed to the original proposal on the property lines.*
 - 2) The Board appreciates the changes that were made to the design, and aesthetic style, the setbacks, and continuity with the neighborhood.*
 - 3) Applicant to return with floor plate heights on the plans.*
 - 4) The Board suggests that the third-story elevator tower element on the east elevation to be restudied to be either diminished in size and scale, eliminated or integrated into the architecture.*
 - 5) Restudy the lighting fixture adjacent to the front door and the proximity to the arch opening should be adjusted.*
 - 6) The Board acknowledges that the landscaping was addressed in the previous meeting motion.*
- Action: Mosel/Blakely, 5/0/0. Motion carried. (Zink/Sherry/Gross absent).*

11/6/2008

ABR-Resubmittal Received

Received 3 sets of plans 5 sheets each.

10/6/2008

ABR-Concept Review (New) - PH

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review for Zoning modifications and a Coastal Development Permit.)

(5:10)

Present: Alex Pujo, Pujo & Associates; and Jeff Doubet, Design by Doubet.

Activities:

Public comment opened at 5:24 p.m.

Patrick Smyth, generally supported; expressed concerns regarding demolition dust into his swimming pool which is open to the street, street parking, and street sweeping; offered to cooperate with contractor on construction parking. "

Vince Pettit, opposed, concerned about privacy issues and expressed wish to preserve boarder trees.

Public comment closed at 5:30 p.m.

Motion: Continued indefinitely to Full Board with the following comments:

1) The Board is concerned with granting a modification for a new project of this size, scale and lot size. The Board encourages the applicant to restudy the site layout and design. Some site issues include the parking design and the amount of perceived hardscape.

2) The overall architecture is well done and is in keeping with the aesthetics of the neighborhood. However, some Board members have issue with the size, bulk and scale, especially at the third floor street elevation, and encourage the applicant to further study the articulation of elements to include reducing the third story stacked mass and increasing the third story setback at the street elevation.

3) Simplify the architecture style, detailing and articulation of the following items: a) The chimneys on the south elevation which appear too large and out of context for the building; b) The double-cantilevered outdoor deck; c) The stairs floor-to-floor; d) The amount of perceived hardscape; and e) The stone panels, and other elements that over-complicate the building.

4) The use of Santa Barbara Sandstone is acceptable in both the building façade and hardscape.

5) Landscaping: a) Please identify all existing hedges and trees on site; b) Indicate all existing trees and hedges to be saved and those proposed to be removed; c) Mature trees and hedges on the north and south property lines are to be saved; and d) Restudy and further develop the tree canopy.

Action: Gross/Mosel, 7/0/0. Motion carried. (Blakely absent).

10/6/2008

ABR-Notice Prepared-PC/SHO Req

Prepared 9/24/2008

9/8/2008

ABR-Resubmittal Received

1st ABR submittal

9/8/2008

ABR-Posting Sign Issued

Yellow sign issued to Alex Pujo.